

RETAIL PROPERTY FOR LEASE  
6611 2ND AVE W, WILLISTON, ND 58801



FORMER BLACK  
MAGIC HARLEY  
DAVIDSON



## EXECUTIVE SUMMARY



### PROPERTY OVERVIEW

Welcome to the Former Black Magic Harley Davidson—a commercial real estate opportunity that will exceed all of your expectations. This remarkable property boasts a staggering 33,000 square feet of high-end space, perfect for the ambitious business owner looking to make their mark in the industry. With its strategic location offering outstanding highway visibility, this property is a surefire way to attract attention and drive foot traffic like never before.

Constructed with innovative ICF technology, the Former Black Magic Harley Davidson stands as a testament to quality and durability. This state-of-the-art building ensures unparalleled energy efficiency, allowing you to optimize your operations while keeping your overhead costs at a minimum. With clear span trusses, you will find that almost every interior wall can be effortlessly removed, granting you the freedom to customize and create a space that truly aligns with your unique vision.

But that's not all! With a magnificent plot of 10 acres, you have ample room to expand and grow your business horizon. Imagine the possibilities— a stunning showroom to showcase your products, or perhaps a vast warehouse to accommodate the demands of your flourishing enterprise. The choice is yours, limited only by your imagination.

Now, let's talk parking. We know that convenience and accessibility are key factors that can make or break a business. Fear not, for the Former Black Magic Harley Davidson offers a whopping 145,000 square feet of paved concrete parking. Your customers will never have to worry about finding a space, ensuring that their experience with your business starts on a positive note.

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

**ERIK PETERSON**

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Erik@ProvenRealtyND.com

ND #9328 MT #65900

**LUCAS NATWICK**

701.580.0564

Lucas@provenrealtynd.com

ND #10666





## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$6,850,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	33,000 SF
Lot Size:	10 Acres
Year Built:	2013
Zoning:	Commercial

### PROPERTY HIGHLIGHTS

- 33,000 SQ FT State-of-the-Art Building
- ICF Technology Construction for Energy Efficiency
- High-End Quality Materials & Finishes
- Easily Customizable Interior
- Ample Concrete Parking
- Prime Location on 10 Acres

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ADDITIONAL  
PHOTOS



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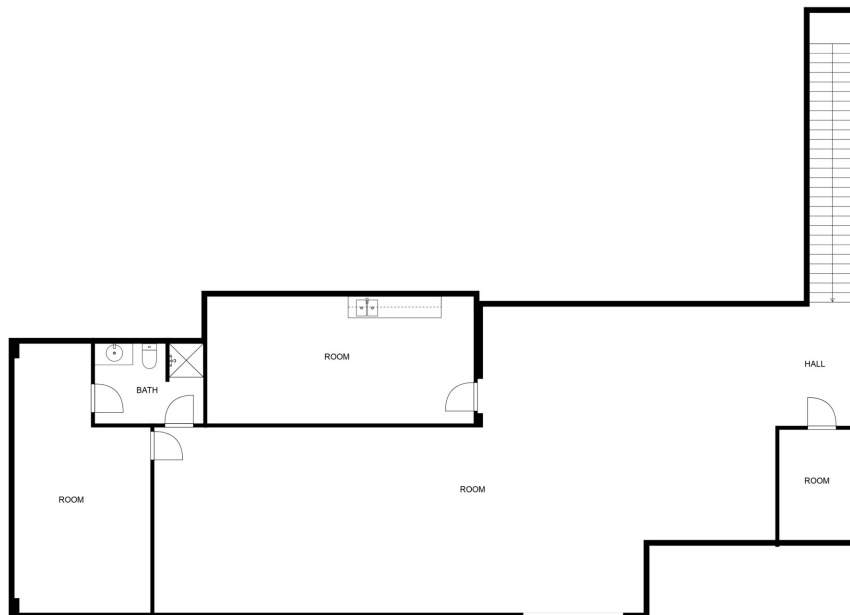
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## FLOOR PLANS



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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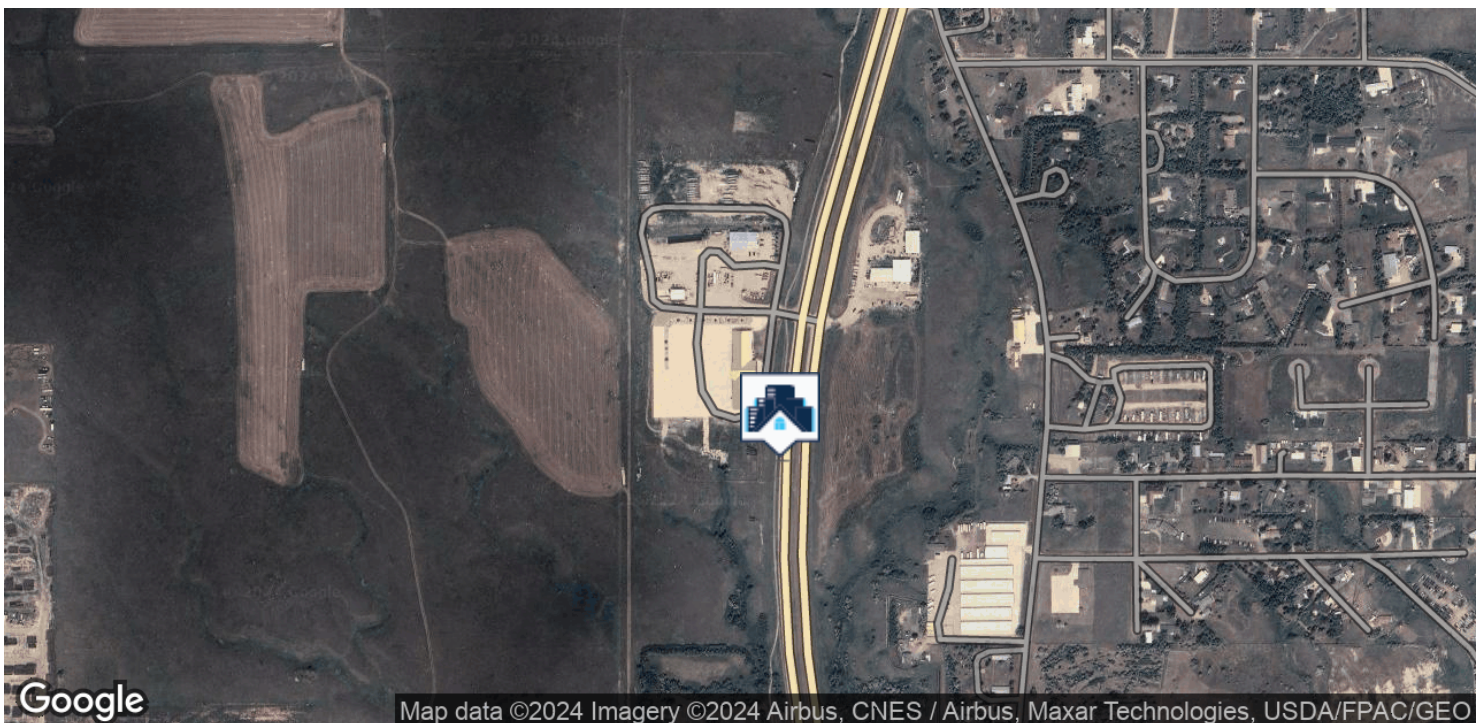
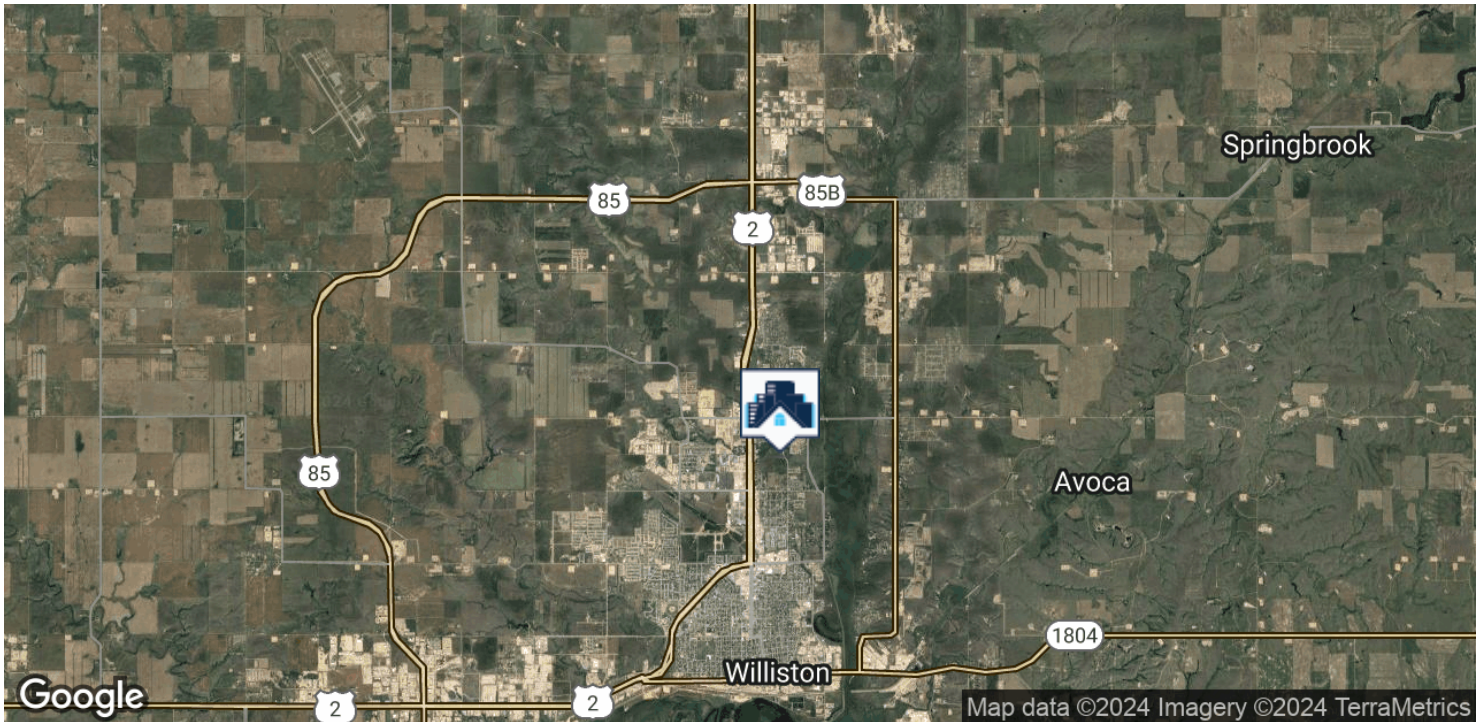
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## LOCATION MAP



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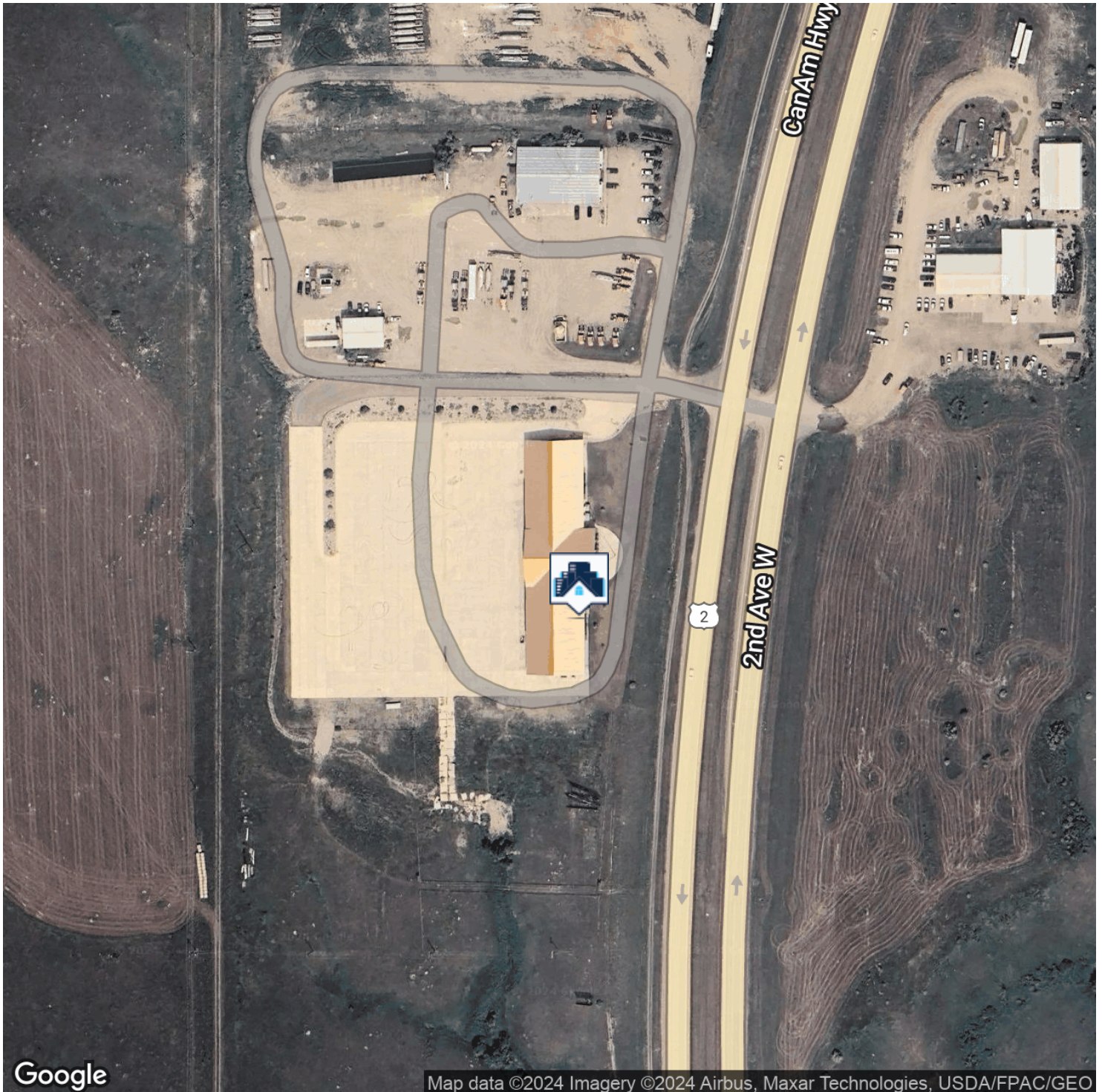
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## AERIAL MAP



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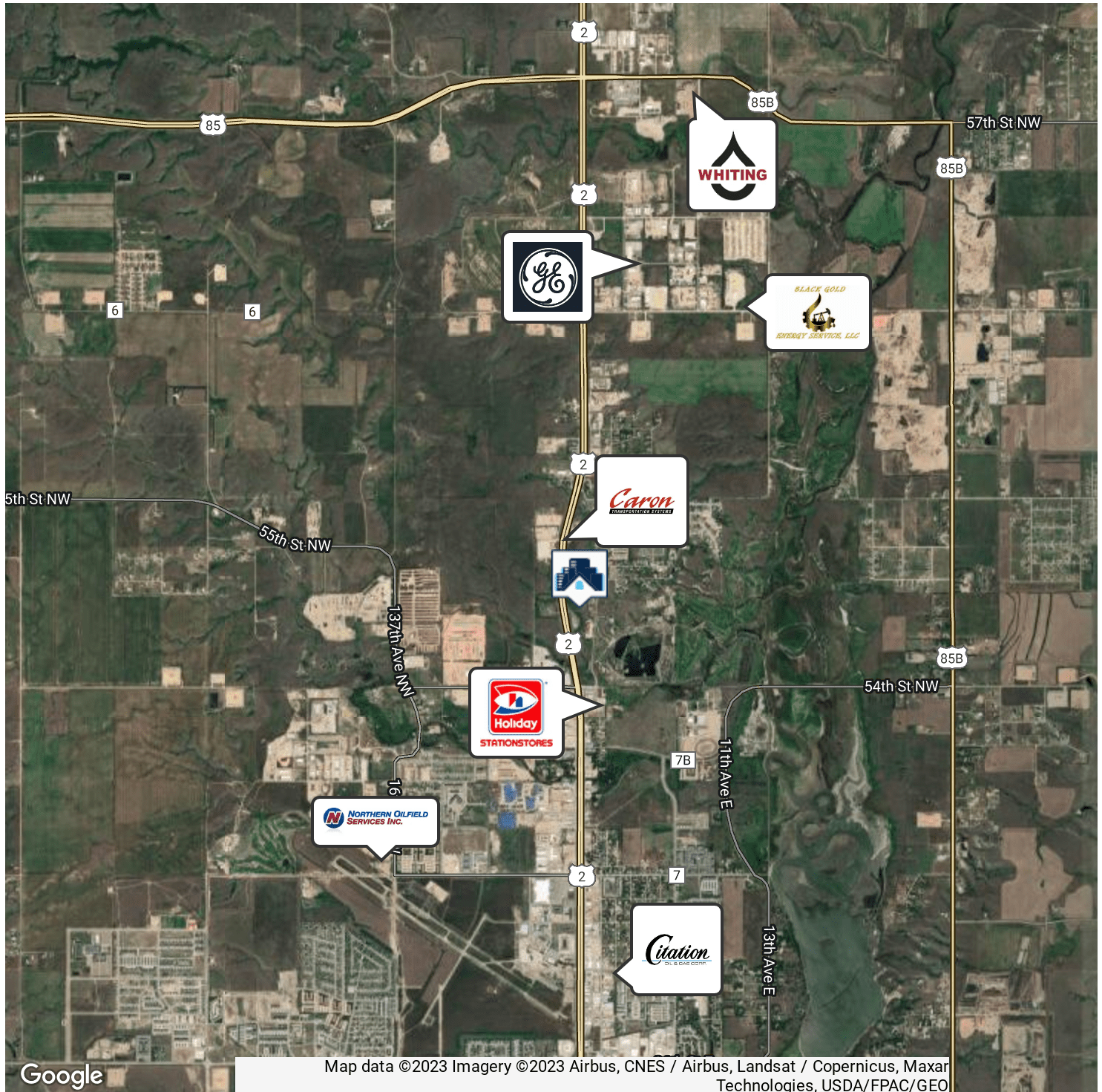
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## RETAILER MAP



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## AGENT BIO

**LUCAS NATWICK**

Director of Sales and Agent Attraction

Lucas@provenrealtynd.com

Direct: **701.580.0564**

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**PROFESSIONAL BACKGROUND**

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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BROKER  
BIO**ERIK PETERSON**

Owner/Broker

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**PROFESSIONAL BACKGROUND**

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

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